

PLANNING BOARD MEETING

Minutes, March 1, 2005

Members present: Joseph Barrell, Deborah Emello, Karl Haglund, James Heigham

Members absent: Andrew McClurg

Also present: Timothy Higgins, Senior Planner

7:00 p.m.: All members present, Chairman Barrell opened the meeting.

- It was moved to approve the minutes from 1/5, 1/10 and 1/15, 2005 (4:0 votes).
- Joseph Barrell discussed his resignation and its effective date. He wants to leave as soon as it is practical. But given the work load of the Board and the Town Meeting articles, it will probably be closer to June.
- The Board agreed to hold a special meeting. on March 15. 2005 at 7:00 p.m. to discuss the Trapelo Road/Belmont Street corridor plan and economic development initiatives.
- Tim Higgins briefly discussed his written comments on a proposed “Wetland by-Law” proposed by the Conservation Commission. He just reviewed it today and does not support the proposal as currently drafted. The memo was sent to the Commission and copied to the Planning Board and the Board of Selectmen.

7:05 p.m.: Public Hearing for 57 Leonard Street - Design & Site Plan Review.

The hearing notice was read by James Heigham. Kevin Foley and Chris Robbins, Jonathan Schwarz was present to discuss a petition for a new “Stone Hearth Pizza” eating establishment which will serve beer and wine. He explained the operations of the proposed facility, 40 seats, open kitchen, 7-8 employees/1 shift and differences from other pizza establishments. Deliveries will occur in the a.m., refuse disposal will occur using the Locatelli Properties dumpster. The restaurant is 1,700 s.f. in area. Mr. Foley noted 20 parking spaces are required, parking is not a problem (generally) after 4:00 p.m. and 40 new parking spaces have been provided to the rear of the structure in cooperation with the Town. There is an entrance in the rear to these new spaces. After a brief discussion, the Board voted 4:0 to support the request to reduce the required parking. Member J. Heigham will draft the decision.

7:20 p.m. The Public Hearing on the “Distinctive Accessory Structure Preservation”
By-Law citizen’s petition was opened.

The public hearing notice was read by James Heigham. Ms. Kit Dreier was present to present the citizen’s petition. The proposed zoning amendment would create a new

Section within the Belmont Zoning By-Laws (“the By-Laws”) to protect historic structure by “adaptive re-use”. An example of adaptive re-use is the Annex Building. However, the re-use of an accessory structure to a residential use is not allowed by the By-Laws. By-Laws in other communities were reviewed and a special permit process to allow such re-use was drafted. The Belmont Historic District Commission (HDC) was involved and supported the proposal. A new Section 6.12 containing all of the necessary changes is proposed for all buildings – not just those located in the Historic District. The Planning Board would be the Special Permit Granting Authority. Per Ms. Dreier, previous research performed by the Town Historian revealed that 12 structures (i.e. 6 carriages and 6 barns) would fulfill the historic requirements of the proposal. James Heigham asked where the 12 structures are located (Ms. Dreier read the list and they were throughout the Town).

A second dwelling unit could be allowed in a single family lot by Special Permit. It would not have to comply with the existing density and dimensional requirements. Debora Emello had several questions concerning the 100 year age criterion for buildings and how the HDC determines it to be such. Richard Cheek spoke and explained how the HDC operates and would provide the Board with additional information if necessary. She would like the By-Law clarified in several locations. No comments were received from the public. Joe Barrell asked that Deborah Emello, Richard Cheek, Kit Dreier and Tim Higgins work together to make changes. The Public Hearing was continued to March 15th at 7:10 p.m.

7:50 p.m.: Richard Cheek made a brief presentation concerning the telecommunications equipment at 20 Church Street (former Corbett Drug Building). He is concerned with the proposed expansion of the equipment and their visual impact. It was noted that there was once eight (8) chimneys on the building and Alex Corbett has a photo to confirm it. The HDC wants to avoid roof clutter like what appears at 125 Trapelo Road.

7:55 p.m.: Public Hearing notice – Tim Higgins made a detailed presentation Sue Bass asked that the HDC receive copies of these applications (Section 7.4.4b). Henry Kazarian and William Chemelli, asked if the Special Permit changes will stop the conversion of single family dwelling into 2 family units. James Heigham then presented the Design and Site Plan Review. It was agreed to increase the threshold from 1,000 s.f. to 2,500 s.f. A discussion centered on the building sizes through the Town. Joseph Barrell wanted the figure higher at 10,000 s.f. The Town will also post hearing notices on the Office of Community Development website per Mr. Chemelli’s request. Hearing continued to March 29. Tim Higgins will make changes.

9:10 p.m.: Public Hearing continuation on the Demolition Moratorium.

The public hearing notice was read by James Heigham. Joseph Barrell opened the discussion by presenting the agreed upon change made in a work session with Tim

Higgins, Jeffrey Wheeler, James Heigham. This took place per the Board's direction at the last hearing.

A memo from Jeffrey Wheeler detailing the changes was read. Discussion ensued on the measurement of a dormer. The building height from 36 feet down to 33 feet was reviewed. It was noted that a great deal of assistance was provided by Ara Yogurtian, Local Inspector in developing the new language. It was observed that the Warwick Road duplex would now require a special permit for the two-car wide garage. Concern was expressed with what defines a driveway versus paved areas.

Henry Kazarian wants the Board to prevent any more two-family conversions. He wants all single family dwellings to be protected and believes the 29 residents who signed the moratorium wanted this. A lengthy discussion ensued. The Board did not support this position.

Sheila Flewelling spoke in support of the Board's efforts to date. She wants to protect the neighborhood. She doesn't want developer's to just make a profit.

The Board then discussed the merits of the proposal before it. James Heigham recommended the zoning amendments as changed this evening be approved and it was voted unanimously (4:0). The Public Hearing was then closed (4:0) and T. Higgins will forward the amendments to the Selectmen for inclusion on the April Annual Town Meeting Warrant.

Selectman Angelo Firenze was present and he and Joseph Barrell discussed the timing of Joseph Barrell's departure from the Board. Mr. Barrell wants to leave in June. There are several important hearings he should attend and he also wants to attend Town Meeting as the Board will have at least three (3) Articles on the Warrant.

10:25 p.m. There being no further business, the Board, by roll call vote (4:0), moved into Executive Session to discuss the ARC Land Court Decision not to return to open session.